

RECORDING REQUESTED BY:
Public Works Department
County of San Luis Obispo
County Government Center, Room 207
San Luis Obispo, CA 93408

WHEN RECORDED RETURN TO:
County Clerk
County of San Luis Obispo
1055 Monterey St, Room D120
San Luis Obispo, CA 93408

APN: 047-151-010 (portion)

No recording fee per Government Code #6103
No Documentary Transfer Tax per Revenue and
Taxation Code #11922

PUBLIC ROAD AND SLOPE EASEMENT DEED No. 13-05

THIS INDENTURE, made this ____ day of _____, 2014, by Uncle Robert's Ranch, LLC, hereinafter referred to as "Grantor", and the COUNTY OF SAN LUIS OBISPO, a political subdivision of the State of California, hereinafter referred to as "County":

WITNESSETH:

That Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant unto County, its successors and assigns an easement and right of way for public road and slope purposes including, but not limited to, the right to lay, construct, repair, maintain, operate, renew and replace roadway improvements, roadway related water collection and drainage systems, public utility facilities and appurtenances incidental thereto over, upon, and under that certain real property situate in the County of San Luis Obispo, State of California, described as follows:

see EXHIBIT "A-1", attached hereto and made a part hereof.

The easement granted herein includes the right to maintain slopes and ditches; plant and maintain grass, plants, or shrubs within the easement area for soil erosion purposes. Additionally, Grantor does hereby further grant to County, its successors and assigns, the necessary rights of entry to and from the hereinabove described property over existing roadways and pathways for operation of said easement.



The consideration hereinabove recited shall also constitute payment in full for any severance damages to the remaining property of the Grantor, their successors and assigns, by reason of the construction, reconstruction, operation, repair and maintenance of said improvements referred to herein.

The provisions hereof shall inure to the benefit of the County, its successors and assigns, and shall bind the heirs, executors, administrators, assigns and successors in interest of the respective parties hereto, and all covenants shall apply to and run with the above described property.

IN WITNESS WHEREOF, Grantor has hereunto set their hand the day and year first above written.

(As used above the term "Grantor" shall include the plural as well as the singular number and the word "his" or "her" shall include the opposite gender as the case may be.)

GRANTOR: Uncle Robert's Ranch, LLC

By: 
John Hayashi
Title: 

ACKNOWLEDGMENT

State of California
County of San Luis Obispo

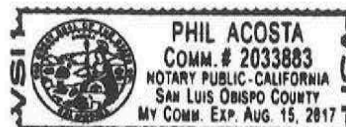
On September 15, 2017 before me, Phil Acosta, Notary Public personally
(insert name and title of the officer)

appeared John H. Hayashi, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed
to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their
authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the **COUNTY OF SAN LUIS OBISPO**, grantee herein, hereby accepts for public purposes the real property, or interest therein, described in the foregoing Public Road and Slope Easement Deed dated _____, 20____, from Uncle Robert's Ranch, LLC, Grantor herein, and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this ____ day of _____, 20____.

COUNTY OF SAN LUIS OBISPO

Chairperson of the Board of Supervisors
County of San Luis Obispo

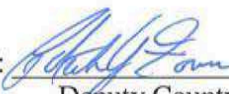
ATTEST:

Julie L. Rodewald County Clerk-Recorder
County of San Luis Obispo

Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel

By:  Dated: 9/4/, 2014
Deputy County Counsel

V:\PWA\Small Projects\Branch Mill Rd Br Repl\Uncle Robert's Ranch, LLC.doc

ACKNOWLEDGMENT

State of California
County of _____)

On _____ before me, _____ personally
(insert name and title of the officer)
appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A-1

A portion of Lot M of the J. F. Branch Homestead Tract in the County of San Luis Obispo, State of California as shown on map recorded in Book B of Maps, at Page 106 in the office of the County Recorder of Said County, and as described in deed recorded September 16, 1977 as Document No. 45870 in Volume No. 2010, at Page 730 of Official Records in the office of said County recorder. Said portion of Lot M also being shown on the "Plans for Construction; Tar Spring Creek Bridge on Branch Mill Road, Bridge No. 49C-0459, Federal Aid Bridge Replacement Project #BRLO-5949 (116), County Contract No. 300385" on file in the Department of Public Works of said County, being more particularly described as follows:

Beginning at a one inch iron pipe with plastic plug stamped "L.S. 7618", said pipe being a point on the deed line, 9.00 feet southeast of the true corner of that parcel of land described in that deed recorded as Document No. 2002107285 in the office of said County Recorder, and as shown on map recorded in Book 90 of Licensed Surveys, at Page 36 in the office of said County Recorder;

Thence, South 20°15'38" West 529.69 feet to a 2-inch iron pipe with brass tag Stamped "JDM RE 4338" at the west corner of a parcel of land described in that deed recorded in Book 375 of Official Records, at Page 357 in the office of Said County Recorder, and as shown on said Survey Map;

Thence, South 52°39'54" East 2488.67 feet to the **TRUE POINT OF BEGINNING**, being a point 25.41 feet right of Engineer's Station 10+87.73 of said Plans, said point also being a point on the south right-of-way of said Branch Mill Road, as said right-of-way existed and was declared a public highway per the San Luis Obispo County Board of Supervisor's action as declared in Board meeting minutes of said Board dated November 9, 1876, and recorded in Book C of said Board minutes, at Page 489;

Thence, leaving said right-of-way South 45°37'44" East 9.60 feet to a point 35.00 feet right of Engineer's Station 10+87.32, of said Plans; said point also being the beginning of a non-tangent curve, concave to the northwest, and having a radius of 635.00 feet, and to which point a radial bears South 48°12'11" East;

Thence, southwest along said curve 41.91 feet through a central angle of 03°46'55" to the end of said curve being a point 35.00 feet right of Engineer's Station 10+47.71 of said Plans, and to which point a radial bears South 44°25'16" East;

Thence, South 45°34'44" West 30.85 feet to a point 35.01 feet right of Engineer's Station 10+16.86 of said Plans;

Thence, South 07°32'57" West 40.59 feet to a point 60.00 feet right of Engineer's Station 9+84.90 of said Plans;

Thence, South 45°33'55" West 109.25 feet to a point 60.03 feet right of Engineer's Station 8+75.63, of said Plans;

Thence, North 44°26'05" West 10.00 feet to a point 50.03 feet right of Engineer's Station 8+75.63, of said Plans;

Thence, South 45°33'55" West 74.41 feet to a point 50.06 feet right of Engineer's Station 8+01.47, of said Plans;

EXHIBIT A-1

Thence, South 48°23'26" West 28.00 feet to a point 50.03 feet right of Engineer's Station 7+78.14, of said Plans;

Thence, North 44°25'16" West 5.97 feet to a point on the said existing south right-of-way of Branch Mill Road, said point being 44.09 feet right of Engineer's Station 7+77.65, of said Plans, and being the beginning of a non-tangent curve concave to the northwest, and having a radius of 205.00 feet and to which point a radial bears South 46°01'30" East;

Thence, northeast along said curve and said right-of-way, 18.57 feet through a central angle of 05°11'23" to the end of said curve, and to which point a radial bears South 51°12'53" East;

Thence along said right-of-way North 38°47'07" East 139.86 feet to the beginning of a tangent curve, concave to the southeast, and having a radius of 575.00 feet;

Thence along said curve and said right-of-way 115.25 feet through a central angle of 11°29'01" to the beginning of a reverse curve having a radius of 425.00 feet;

Thence, along said reverse curve and said right-of-way 43.75 feet through a central angle of 05°53'53" to the **TRUE POINT OF BEGINNING**, and to which point a radial bears South 45°37'44" East.

End of description.

The description above is shown graphically on the attached Exhibits B, B1 and B2.

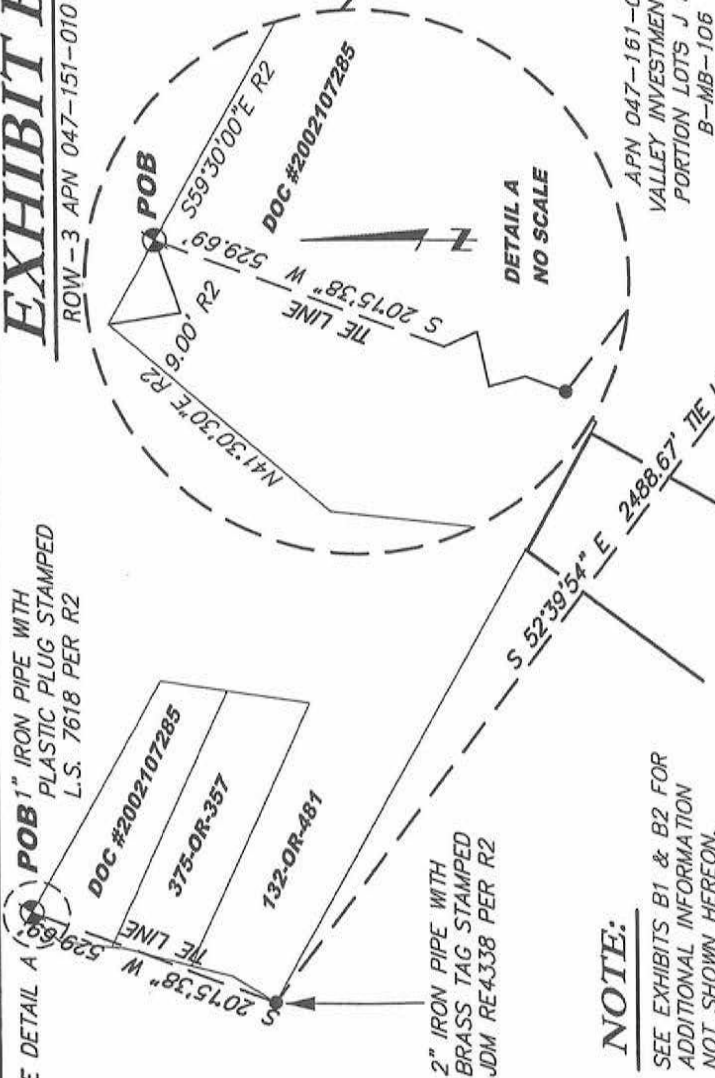
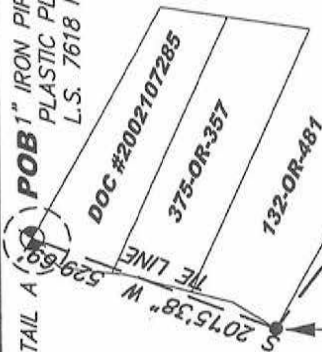


Keith McMILLAN 1-31-14
KEITH MCMILLAN L.S. 6729

EXHIBIT B

ROW - 3 APN 047-151-010

SEE DETAIL A
POB 1" IRON PIPE WITH
 PLASTIC PLUG STAMPED
 L.S. 7618 PER R2



LEGEND

R1 DENOTES CONSTRUCTION PLANS FOR THE TAR SPRING
 CREEK BRIDGE NO. 49C-0459; ON FILE IN THE SAN LUIS
 OBISPO COUNTY PUBLIC WORKS DEPT.

R2 DENOTES RECORD PER 90-LS-36

RAD DENOTES RADIAL

POB DENOTES POINT OF BEGINNING

TPOB DENOTES TRUE POINT OF BEGINNING

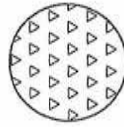
TCE DENOTES TEMPORARY CONSTRUCTION EASEMENT

ROW DENOTES RIGHT OF WAY

B-LINE DENOTES NEW CENTERLINE PER R1

COA DENOTES STATE WATER LINE EASEMENT NO.

DENOTES PROPOSED CENTERLINE WELL MONUMENT PER R1



DENOTES EXISTING 50'
 WIDE ROW BASED ON
 EXISTING PAVED ROAD.

NOTE:

SEE EXHIBITS B1 & B2 FOR
 ADDITIONAL INFORMATION
 NOT SHOWN HEREON.

APN 047-151-010
 ROBERT HAYASHI
 PORTION LOT M
 B-MB-106

ENGINEERS STA
 13+56.00
 B LINE

APN
 047-161-019
 ROBERT HAYASHI
 PORTION LOT L
 B-MB-106

ENGINEERS STA
 2+01.41
 B LINE

APN 047-161-005
 BROTHERS INVESTMENT CO.
 PORTION LOTS L & K
 B-MB-106

APN 047-161-012
 VALLEY INVESTMENT CO.
 PORTION LOTS J & L
 B-MB-106

TIE LINE

COA

BRANCH MILL RD

ENGINEERS STA

APN 047-151-010

ROBERT HAYASHI

PORTION LOT M

B-MB-106

SCALE: 1"=300'

0 150 300 600

McMillan
 LAND SURVEYS

2306 BROAD STREET
 SAN LUIS OBISPO, CA 93401
 805-541-1663 FAX 541-1664
 DATE: 01-31-14 JOB #342-06

LEGEND

R1 DENOTES CONSTRUCTION PLANS FOR THE TAR SPRING CREEK BRIDGE NO. 49C-0459; ON FILE IN THE SAN LUIS OBISPO COUNTY PUBLIC WORKS DEPT.

RAD DENOTES RADIAL

POB DENOTES POINT OF BEGINNING

TPOB DENOTES TRUE POINT OF BEGINNING

TCE DENOTES TEMPORARY CONSTRUCTION EASEMENT

ROW DENOTES RIGHT OF WAY

B-LINE DENOTES NEW CENTERLINE PER R1

COA DENOTES STATE WATER LINE EASEMENT NO.

COA DENOTES PROPOSED CENTERLINE WELL MONUMENT PER R1

COA DENOTES PROPOSED CENTERLINE WELL MONUMENT PER R1

COA DENOTES TCE ANGLE POINT # (SEE EXHIBIT B2)

EXHIBIT B1

ROW - 3 APN 047-151-010

COA-555

APN 047-161-012

VALLEY INVESTMENT CO.

PORTION LOTS J & L

B-MB-106

S 52°39'54" E 2488.67' TIE LINE

APN 047-161-005

BROTHERS INVESTMENT CO.

PORTION LOTS L & K

B-MB-106

COA-637

APN 047-151-010

ROBERT HAYASHI

PORTION LOT M B-MB-106

SEE EXHIBIT B2

APN 047-161-019

ROBERT HAYASHI

PORTION LOT L

B-MB-106

APN 047-161-005

BROTHERS INVESTMENT CO.

PORTION LOTS L & K

B-MB-106

COA-637

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B-MB-106

APN 047-161-005

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APN 047-161-005

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PORTION LOTS L & K

B-MB-106

COA-637

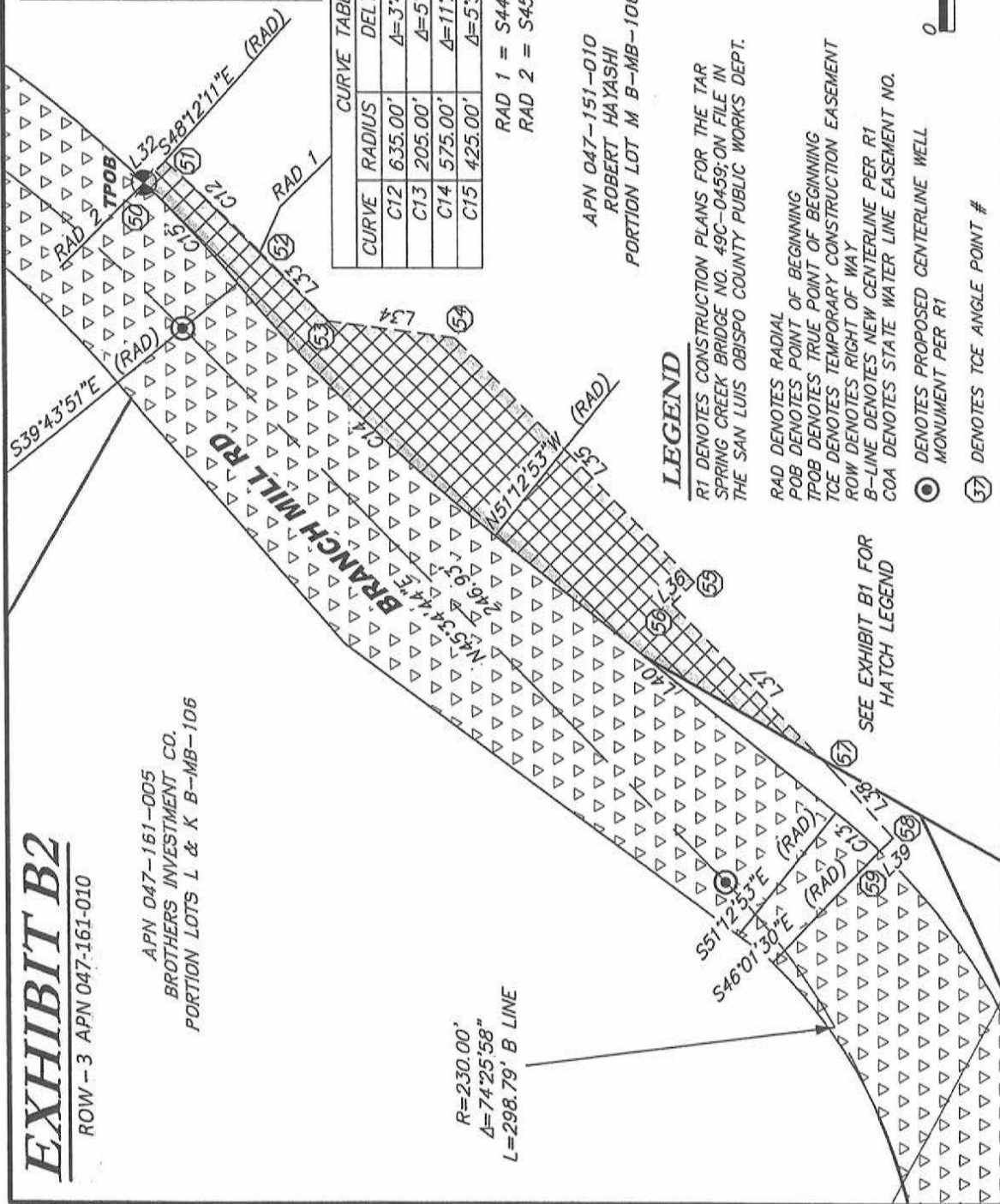
APN 047-161-019

ROBERT HAYASHI

EXHIBIT B2

ROW - 3 APN 047-161-010

APN 047-161-005
BROTHERS INVESTMENT CO.
PORTION LOTS L & K B-MB-106



STATION TABLE		
POINT	STATION	OFFSET
50	10+87.73	25.41' RT
51	10+87.32	35.00' RT
52	10+47.71	35.00' RT
53	10+16.86	35.01' RT
54	9+84.90	60.00' RT
55	8+75.63	60.03' RT
56	8+75.63	50.03' RT
57	8+01.47	50.06' RT
58	7+78.14	50.03' RT
59	7+77.65	44.09' RT

CURVE TABLE		
CURVE	RADIUS	DELTA
C12	635.00'	Δ=3°46'55"
C13	205.00'	Δ=5°11'23"
C14	575.00'	Δ=11°29'01"
C15	425.00'	Δ=5°53'53"

LINE TABLE		
LINE	BEARING	DIST
L32	S45°37'44"E	9.60
L33	S45°34'44"W	30.85
L34	S07°32'57"W	40.59
L35	S45°33'55"W	109.25
L36	N44°26'05"W	10.00
L37	S45°33'55"W	74.41
L38	S48°23'26"W	28.00
L39	N44°25'16"W	5.97
L40	N38°47'07"E	139.86

RAD 1 = S44°25'16"E
RAD 2 = S45°37'44"E

APN 047-151-010
ROBERT HAYASHI
PORTION LOT M B-MB-106

LEGEND

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COA DENOTES STATE WATER LINE EASEMENT NO.

● DENOTES PROPOSED CENTERLINE WELL MONUMENT PER R1

⑤⑦ DENOTES TCE ANGLE POINT #

SEE EXHIBIT B1 FOR HATCH LEGEND

McMillan
LAND SURVEYS

2306 BROAD STREET
SAN LUIS OBISPO, CA 93401
805-541-1663 FAX 541-1664
DATE: 01-31-14 JOB #342-06

